

KANAB PLANNING COMMISSION MEETING

JULY 15, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Pro-Tem, Joan Thacher, Byard Kershaw, Mike Downward, Staff Member, Levi Roberts of Five County and Secretary, Jayme Jorgensen.

NOT IN ATTENDANCE: Gary McBride Business / Land Use Coordinator, Jeff Yates and Arlon Chamberlain, Kent Burggraaf, representative for the City Council.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of the July 1, 2014 as corrected and 2nd by Mike Downward. Motion passed unanimously.

PUBLIC COMMENT: None received.

Kody Young asked the Planning Commission to consider a height change in the C-1 Zone for a proposed hotel. Kody said he needs 80 stalls of parking for an 80 room hotel. In order to make the project work he would need a 4 story building with at least 45 ft. height. Joan Thacher is concerned that height would ruin the view of the K Hill. The commission asked if he could have a rendering drawn up to bring to the next planning meeting to show how it would affect the view. Chairman Trujillo said the Hotel would be good for the Kanab economy. Levi Roberts said to notice the height restriction to the C-1 Zone and put it on the agenda for the next Planning and Zoning Meeting on August 5, 2014.

GENERAL PLAN REVIEW OF CHAPTER 5: Levi Roberts reviewed possible changes to chapter 6.

Page 1: Make this section really brief. Strike the 1st 2nd 3rd and 4th paragraph. Add: "The City has adopted an affordable housing need".

Page 2: Strike the 1st paragraph. 6.2 the 2nd sentence change the word "representative" to "represent". Strike all of 6.3.

Page 3: 6.5 reference it in the introduction.

Page 4: In the 2nd paragraph add "encourage and preservation of open space in residential areas". In strategies combine C and D.

Page 5: 2. Strike "a" add "the". In the action section 2nd box Levi Roberts will create an action. #3 A. strike the last sentence. #4 strike the goals, strategies and action boxes.

Page 6: strike the goals, strategies and actions boxes in the 1st section. #5 in the 1st action box strike "develop" add "developing". Strike B. in strategies box. In ii. Action box strike "inspection department" and "Building Official". Strike the last action box i. D. strategies strike "require" add "encourage open space".

STAFF REPORT: None received.

Byard Kershaw made a motion to adjourn. Motion passed unanimously.

Chairman

Date